

Chairperson John R. Clark  
Vice-Chairperson Michael Parks  
Parliamentarian Don Maxwell



Commissioners  
Michael Beckendorf  
John Bond  
Helen Chavarria  
Ralph Davila  
Robert Horton  
G.H. Jones

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, APRIL 3, 2008  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

#### **4. CONSENT AGENDA.**

- A. Master Plan [MP08-01](#): Northridge Subdivision ([Drawing](#))** **M. Zimmermann**  
*Proposed Master Plan of Northridge Subdivision, being 109.7 acres of land out of S.F. Austin League No. 9, A-62, Hezekiah Jones Survey, A-145 and James McMillen Survey A-176 and adjoining the west side of F.M. 2818 (North Harvey Mitchell Parkway) south from its intersection with Sandy Point Road in northwestern Bryan, Brazos County, Texas.*
- B. Final Plat [FP08-02](#): Brazos Valley Welding Subdivision ([Drawing](#))** **R. Haynes**  
*Proposed Final Plat of Brazos Valley Welding Subdivision, being 6.767 acres of land out of S.F. Austin League No. 9, A-62 and adjoining the east side of F.M. 2818 (North Harvey Mitchell Parkway) south of its intersection with State Highway 21 West in Bryan, Brazos County Texas.*

- C. Final Plat [FP08-07](#): The Cabana of Bryan Subdivision ([Drawing](#))** **R. Haynes**  
*Proposed Final Plat of The Cabana of Bryan Subdivision, being 25.713 acres of land out of J.E. Scott League, A-50 and located at the north corner of Wellborn and Old College Roads in Bryan, Brazos County, Texas.*
- D. Final Plat [FP08-08](#): Lara Place Subdivision ([Drawing](#))** **M. Zimmermann**  
*Proposed Final Plat of Lara Place Subdivision, being 1.56 acres of land out of S.F. Austin Survey No. 9 and located approximately 760 feet north of the intersection of Beck and Suncrest Streets in Bryan, Brazos County, Texas.*

***All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.***

**REQUEST FOR APPROVAL OF VARIANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

- 5. Planning Variance [PV08-06](#): David Rivera ([Drawing](#))** **R. Haynes**  
*A 50-foot variance request from the minimum 150-foot separation distance required for “adjacent left” commercial driveways on local streets, to allow a new driveway proposed to be separated only 100 feet from West William Joel Bryan Parkway (F.M 158), and a 25-foot variance from the minimum 150-foot separation distance required for “opposite right” commercial driveways on local streets, to allow the same new driveway proposed to be separated only 125 feet from West 26<sup>th</sup> Street on property at 1305 W. William Joel Bryan, occupying Lot 1R in Block 1 of McCulloch’s Addition #1 in Bryan, Brazos County, Texas.*

## **6. ADJOURN**

***The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, April 17, 2008 at 6:00 p.m.***

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR WENDY WELDON AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.